

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13A Keith Crescent Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$389,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/56-58 Walsh Street Broadmeadows VIC 3047	\$550,000	29-Feb-20
3/5 Dunn Street Broadmeadows VIC 3047	\$526,000	12-Oct-19
2/61 Cuthbert Street Broadmeadows VIC 3047	\$475,000	07-Dec-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2020



**1/56-58 Walsh Street  
Broadmeadows VIC 3047**

 3  2  2

Sold Price <sup>RS</sup> **\$550,000** Sold Date **29-Feb-20**

Distance **0.69km**



**3/5 Dunn Street Broadmeadows  
VIC 3047**

 3  3  2

Sold Price <sup>RS</sup> **\$526,000** Sold Date **12-Oct-19**

Distance **0.82km**



**2/61 Cuthbert Street  
Broadmeadows VIC 3047**

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Sold Price **\$475,000** Sold Date **07-Dec-19**

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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